BEN ROSE



Spendmore Lane, Coppull, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home in the popular village of Coppull, Lancashire. Offered to the market with NO CHAIN, this property presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as those seeking a home with plenty of potential to make their own. The property offers a spacious layout across two floors, with two reception rooms, a separate kitchen and utility area, and three well-proportioned bedrooms. Conveniently positioned for local amenities, the home is within easy reach of the neighbouring towns of Chorley and Leyland, where a wider range of shops, supermarkets, cafés, restaurants and leisure facilities can be found. The area is well served by local bus routes, whilst nearby Chorley railway station provides services towards Preston, Manchester and beyond. For commuters, the M6 and M61 motorways are also accessible, offering convenient connections across the North West. With local schools, everyday amenities and countryside walks all within reach, Coppull provides a practical setting for a variety of buyers.

Stepping inside, the vestibule leads through to the spacious front lounge, where a feature fireplace creates an attractive focal point and provides a welcoming space to relax. Continuing through the property, the lounge opens into a separate dining room, offering plenty of flexibility for family meals, entertaining guests or creating a dedicated dining space. The staircase and useful under-stair storage are also conveniently located here. To the rear, the kitchen provides a practical space for everyday cooking, with an adjoining utility area offering additional room for household appliances and storage. A serving hatch connects the utility area with the dining room, adding a useful touch of convenience when entertaining or serving meals.

Moving upstairs, the first floor accommodates three bedrooms, providing flexibility for first-time buyers, couples or small families. The rooms could also lend themselves to a home office, dressing room or nursery, depending on individual requirements. Completing the internal accommodation is a three-piece family bathroom, fitted with an over-the-bath shower to cater for everyday routines.

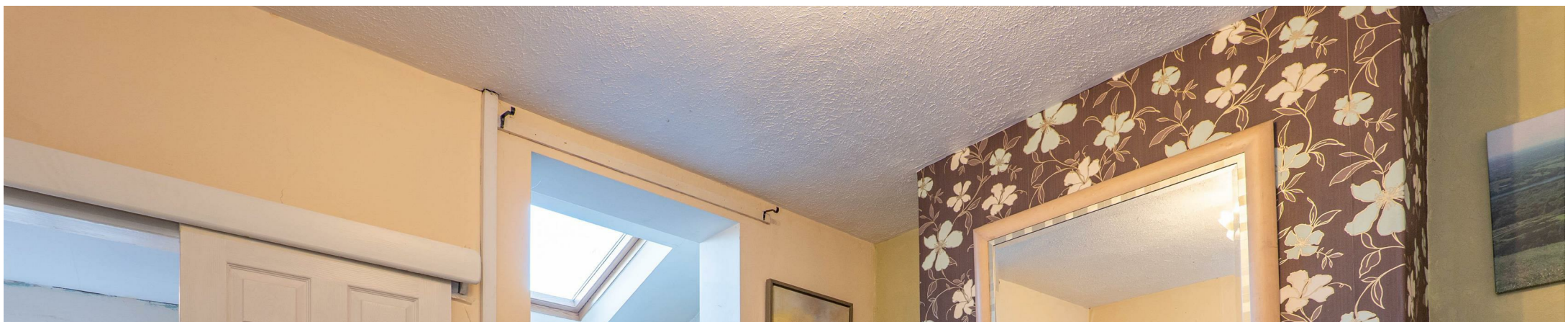
Externally, the property benefits from off-road parking to the front for one vehicle, providing convenient space away from the road. To the rear, a low-maintenance yard offers a practical outdoor area, ideal for placing outdoor seating, enjoying a morning coffee or adding potted plants to create a more personalised space. With its three-bedroom layout, two separate reception rooms, useful utility area and the added advantage of NO CHAIN, this semi-detached home represents an appealing opportunity for first-time buyers looking to establish themselves in Coppull, with scope to personalise the property and make it their own.


PARIS


















HAPPY









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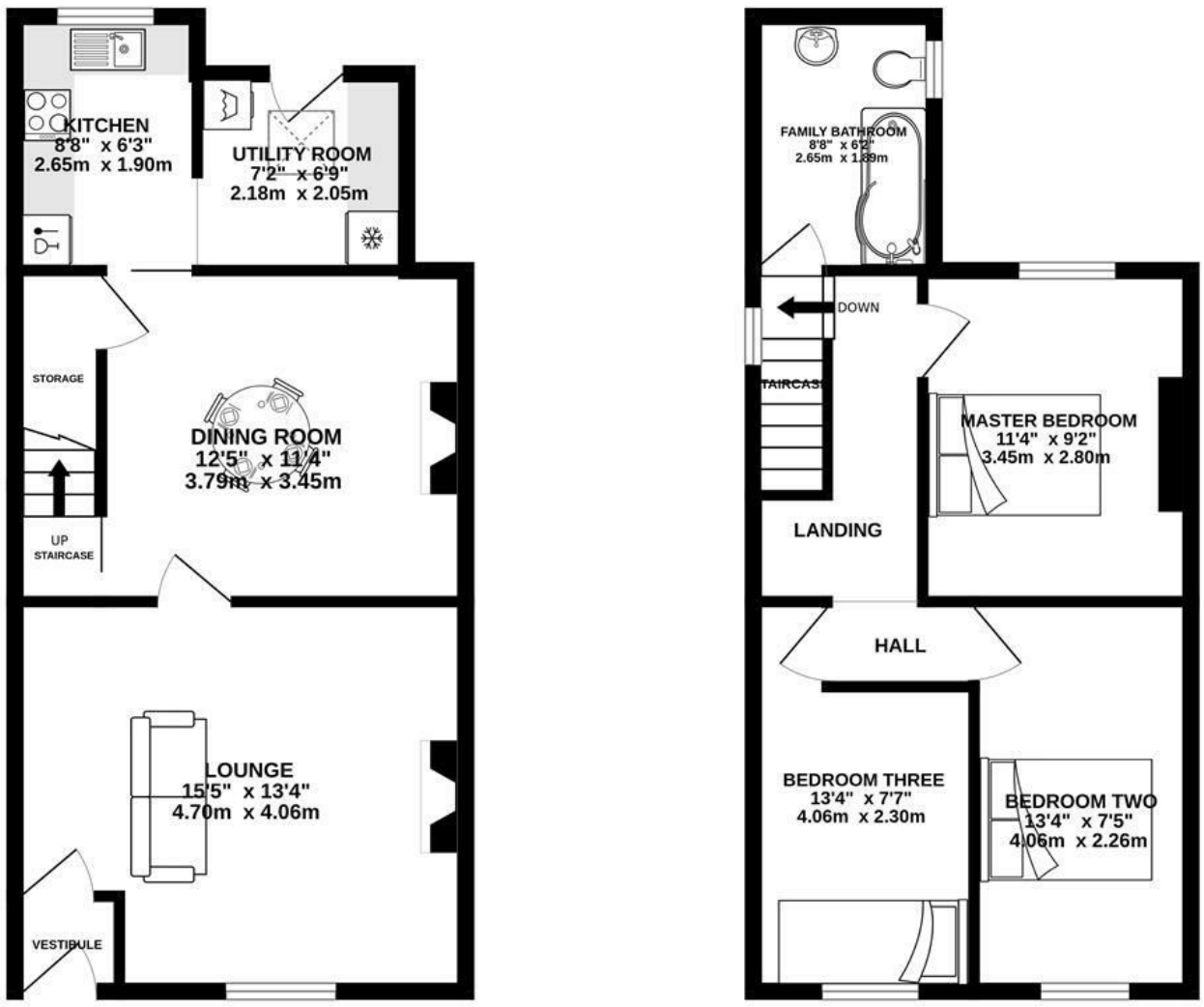




BEN ROSE

GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.

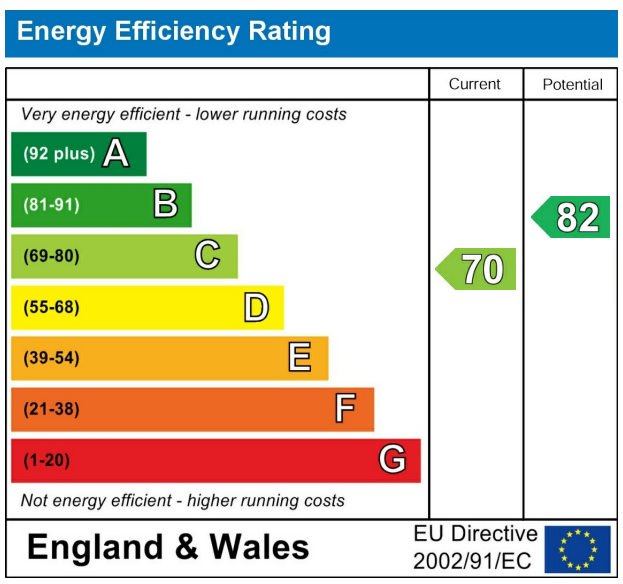
1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

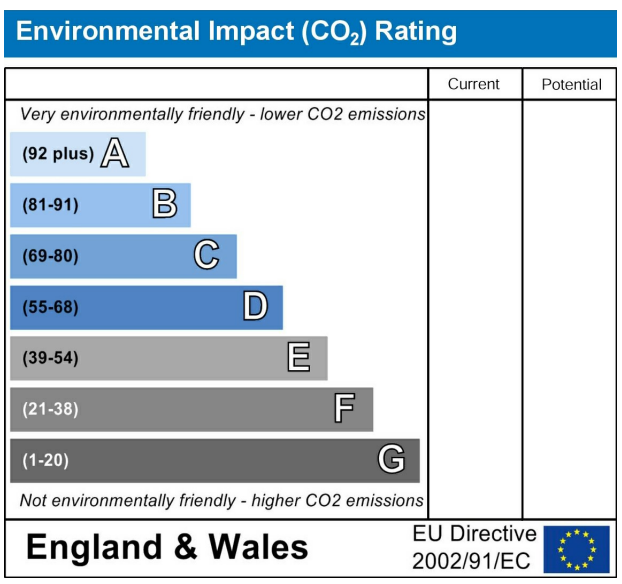


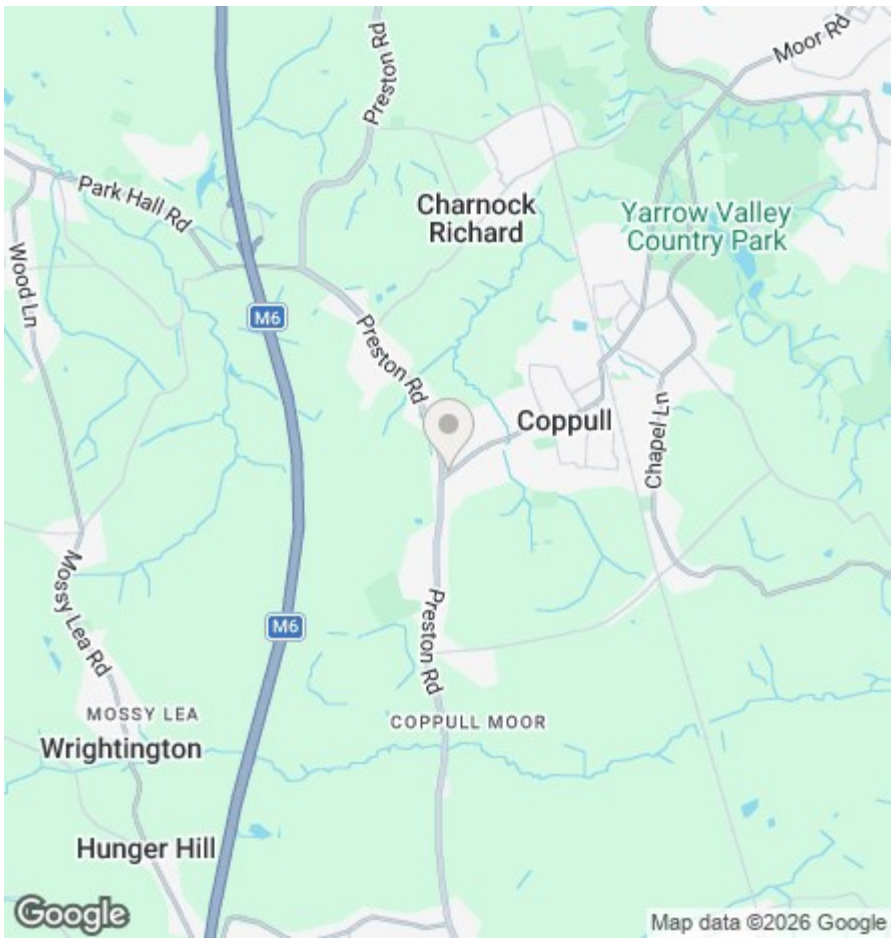
TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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